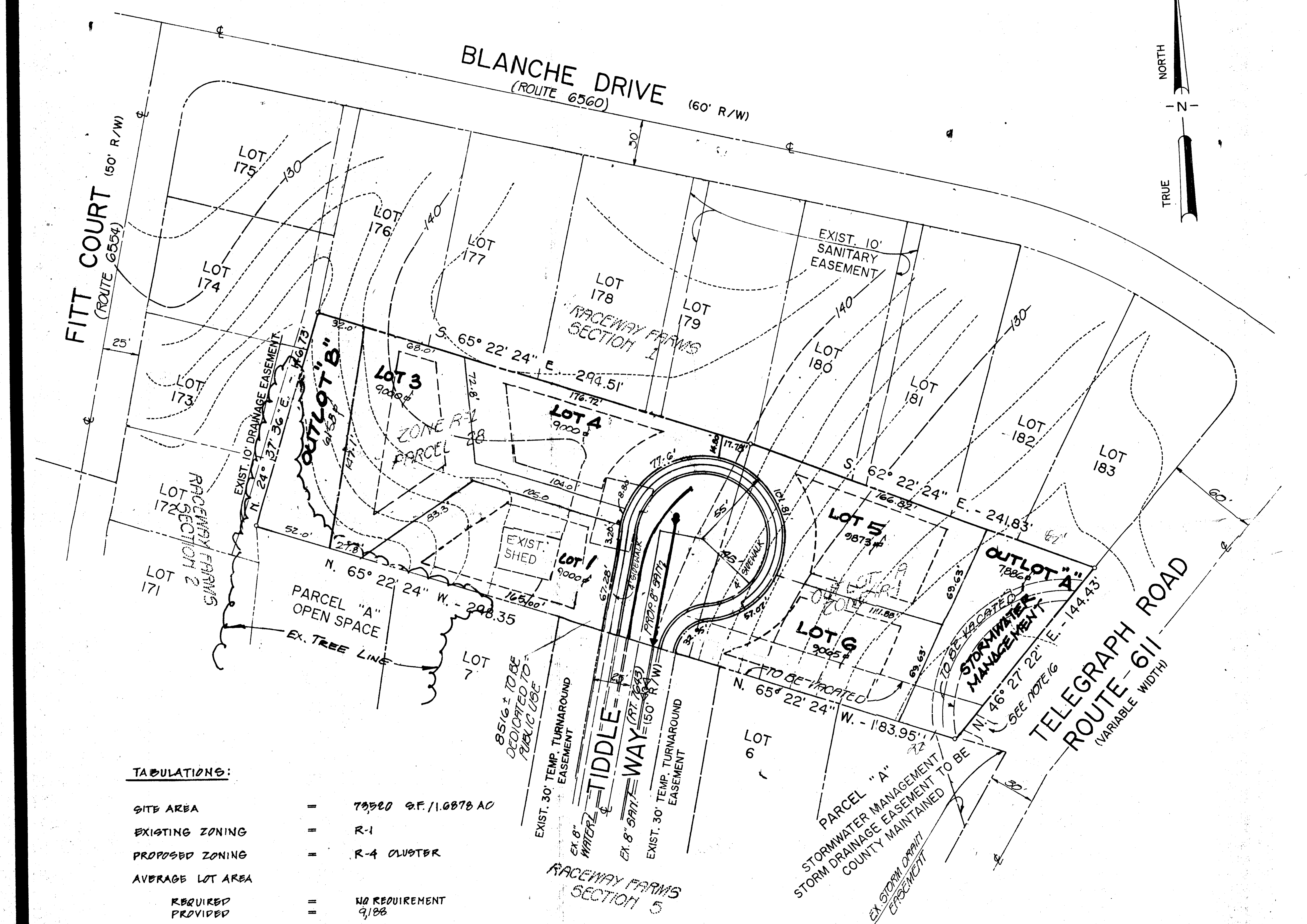
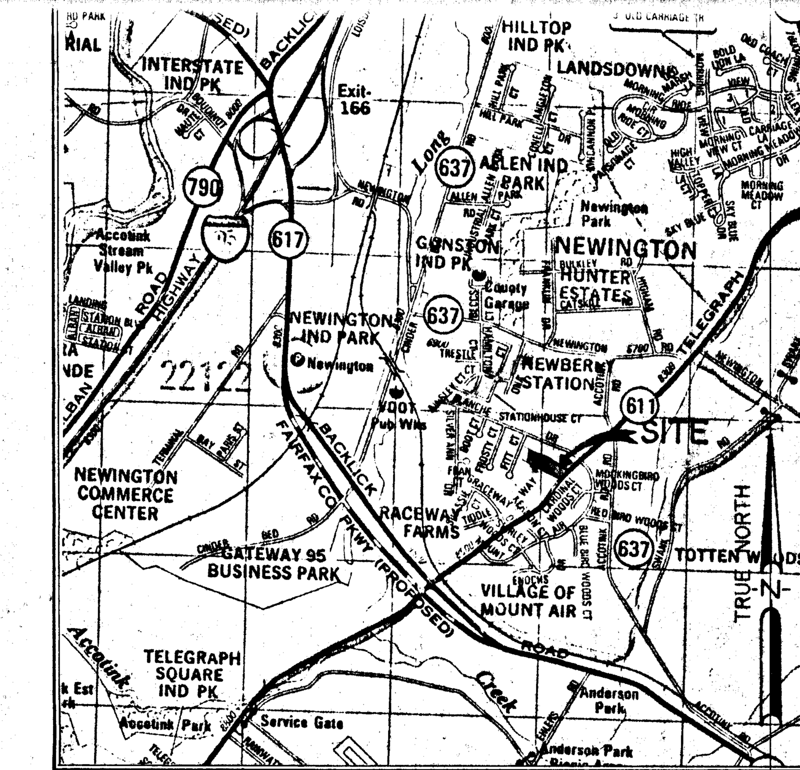


GENERAL NOTES:

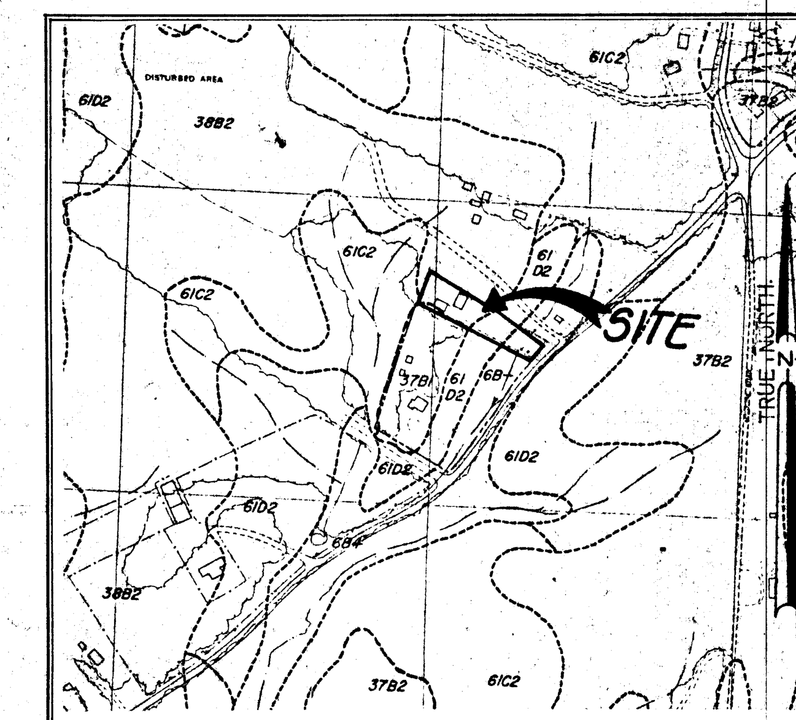
1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL EXISTING ENCUMBRANCES ON THE PROPERTY.
2. THIS PROPERTY IS SHOWN ON TAX MAP 99-4 001 28 AND 99-4 005 A-1
3. OWNERS /APPLICANTS
   WILLIAM M. NELSON — DEED BOOK 4412 PAGE 648-649
   8422 TELEGRAPH ROAD — 5057 PAGE 251-252
   LORTON, VIRGINIA 22122
   FAIRFAX COUNTY VIRGINIA
4. THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD HAZARD AREA, SHOWN AS ZONE "X" ON THE CURRENT FLOOD INSURANCE RATE MAP NO. 515525-0125-D MAP PROVISION MARCH 5, 1990
5. INFORMATION CONCERNING THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WAS OBTAINED FROM AVAILABLE PUBLIC RECORDS AND FIELD OBSERVATIONS, BUT IS NOT GUARANTEED.
6. BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF A CURRENT FIELD SURVEY BY THIS FIRM AND REFERENCED TO TRUE NORTH.
7. TOTAL AREA OF THIS PROPERTY IS 73,520 SQUARE FEET OR 1.6878 ACRES.
8. I.P.F. DENOTES IRON PIPES FOUND.
9. THERE ARE NO KNOWN CEMETERIES OR HISTORIC RESOURCES WITHIN OR ADJACENT TO THE PROPERTY.
10. THIS PROPOSED DEVELOPMENT CONFORMS TO THE PROVISION OF ALL APPLICABLE ORDINANCE REGULATIONS AND ADOPTED STANDARD OF FAIRFAX COUNTY, VIRGINIA.
11. THIS SITE SHALL PROVIDE 2 PARKING SPACES FOR EACH LOTS.
12. ALL HOMES WILL BE CONSTRUCTED ON SAID LOTS TO THE STANDARD AND SPECIFICATION OF FAIRFAX COUNTY, VIRGINIA.
13. EXISTING STRUCTURES TO BE REMOVED.
14. EXISTING EASEMENT TO BE VACATED.
15. BUILDING RESTRICTION LINES PROPOSED 20 FOOT FRONT YARD
    8 FOOT SIDE YARD
    25 FOOT REAR YARD
16. EXISTING DRIVEWAY FOR OLD PARCEL 28 TO STORMWATER MANAGEMENT
17. THE 5 NEW LOTS WILL BE SERVED BY PUBLIC SEWER AND WATER, BUILT IN THE NEW CUL-DE-SAX TIDDLE WAY, NO STORM SEWER IS NEEDED, OWNER WANTS A WAIVER ON THE NEED OF STORMWATER MANAGEMENT.
18. THE OWNER IS REQUESTING A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIRED 4 ACRES, EXISTING 1.6878 ACRES.
19. OWNER WILL CONSTRUCT 5 NEW HOMES.
20. OWNER WILL NOT BUILD UNITS OVER 35 FEET TALL.
21. 1.6878 ACRES @ 4 UNITS YIELD 6.75 UNITS, PROVIDED IS 5 UNITS AND 2 OUTLOT
22. THIS SITE HAS NO SCENIC ASSETS OR NATURE FEATURES TO SAVE.
23. THERE WILL BE NO ADVERSE EFFECT PROMPTED BY THIS DEVELOPMENT WITH THE ADJACENT NEIGHBORING PROPERTIES.
24. HOMES CONSTRUCTED IN SECTION 1 WERE DONE IN 1980-1982, HOMES IN SECTION 2 WERE CONSTRUCTED IN 1982-1984, AND HOMES IN SECTION 5 STARTED IN 1995.
26. THE DEDICATION OF THE COURT AND THE CONSTRUCTION OF THE STREET WILL BE DONE 1999
27. THE START OF CONSTRUCTION OF THE HOMES SHOULD BE STARTED IN 1999
28. THE TOPOGRAPHIC SURVEY WAS DONE IN THE FIELD BY KEPHART AND COMPANY.
29. THE REZONING OF THESE PROPERTY WILL BE DONE IN COMPLIANCE WITH THE DEVELOPMENT CRITERIA OF THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
30. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE IS NO HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.
31. EXISTING ZONE IS R1
32. PROPOSED ZONE IS R4 CLUSTER

WAIVER NEEDED

1. MINIMUM DISTRICT SIZE 4 ACRES REQUIRED 1.6878 ACRES PROVIDED



VICINITY MAP
SCALE : 1" = 2,000'
NO. VA. STREET MAP 32-J6
TAX MAP NO. 99-4



37BI BELTSVILLE SILT LOAM , UNDULATING PHASE
38B2 BELTSVILLE SILT LOAM , UNDULATING PHASE
6B+ HYATTSVILLE FINE SANDY LOAM
6IC2 ROLLING LAND , LOAMY AND GRAVELLY SEDIMENTS
6ID2 HILLY LAND , LOAMY AND GRAVELLY SEDIMENTS

SOILS MAP
SCALE : 1" = 500'
FAIRFAX COUNTY SOILS MAP NO. 99-4

TABULATIONS:

SITE AREA	=	73520 S.F. / 1.6878 AC
EXISTING ZONING	=	R-1
PROPOSED ZONING	=	R-4 CLUSTER
AVERAGE LOT AREA		
REQUIRED	=	NO REQUIREMENT
PROVIDED	=	9,188
MINIMUM LOT AREA		
REQUIRED	=	6,000 S.F.
PROVIDED	=	9000 S.F.
MINIMUM LOT WIDTH		
INTERIOR	=	NO REQUIREMENT
CORNER	=	70 FT.
MAXIMUM BUILDING HEIGHT	=	35 FT.
MINIMUM YARD REQUIREMENTS		
FRONT YARD	=	20 FT.
SIDE YARD	=	8 FT.
REAR YARD	=	25 FT.
OPEN SPACE	=	15% REQUIRED 11,028 S.F.
	=	15.48 PROVIDED 14,044 S.F.

PARKING
REQUIRED (2SP/UNIT) = 10 SPACES
PROVIDED (2SP/UNIT) = 10 SPACES

DENSITY
PERMITTED (6.75 UNITS) = 4.00 DU/AC
PROPOSED (5.0 UNITS) = 2.96 DU/AC

	MINIMUM LOT AREA		MINIMUM LOT WIDTH	
LOT	REQUIRED	PROPOSED	REQUIRED	PROPOSED
1	8400 SF	9000 SF	0	70'
OUTLOT "B"		6158 SF		
3	8400 SF	9000 SF	0	64'
4	8400 SF	9000 SF	0	65'
5	8400 SF	9873 SF	0	75'
6	8400 SF	9065 SF	0	68'
OUTLOT "A"		7886 SF		
PROP. STREET		11210 SF		
TOTAL		73,517 SF		

R-Z 1997-MV-023 S-E

RZ 1997-MV-023
Application No. ______ Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-6-98
Date of (BOS) (PC) approval 7-13-98
Sheet 1 of 2

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 6 1998
ZONING EVALUATION DIVISION

KEPHART & COMPANY
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(703) 548-5252
(301) 868-9688
9112 SPRING ACRES ROAD CLINTON, MARYLAND 20735

COMMONWEALTH OF VIRGINIA
JOHN A. KEPHART
CERTIFICATE No. 1196
CERTIFIED LAND SURVEYOR

GENERAL DEVELOPMENT PLAN
RACEWAY FARMS - SECTION SIX
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CLIENT WILLIAM M. NELSON

NO	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

K & C REVISIONS	DATE
Revision	7-6-98
REVISED TO 5 LOTS	6-18-98
REVISED	3-24-98
Add Landscaping Plan	2-27-98

TAX MAP 99-4-001-28

DATE DEC. 23, 1996
SCALE 1" = 50'
DESIGNED BY JAK
DRAWN BY RLR
CHECKED BY JAK
SHEET 1 OF 2
K & C FILE No 96-024

BLANCHE DRIVE
60' R/W

EX. CURB & GUTTER
EX. SIDEWALK

EX. HOUSE
LOT 175
LOT 174
LOT 173
LOT 172

SECTION 1
RACEWAY FARMS

176 177 178 179 180 181 182 183

LIMIT OF CLEARING AND GRADING S 65° 22' 24" E 294.51'
176.72'
LIMIT OF CLEARING AND GRADING S 62° 22' 24" E 241.83'
166.82'

PROPPERS 6'-6" BOARD-ON-BOARD FENCE

LOT 3 9000 ±
LOT 4 9000 ±
LOT 5 9573 ±
LOT 6 9065 ±
LOT 9000 ±
OUTLOT "A" 7,896 ± SQ. FT. 0.18 ± ACRES
OUTLOT "B" 6158 ±

PROPOSED DWELLING 44' x 24'

SWM POND
FS
MS

104.0'
105.0'
111.86'
144.43'
N 24° 37' 30" E 146.73'
EXISTING 10' DRAINAGE EASEMENT
N 24° 37' 30" W 117.11'
N 65° 22' 24" W 238.13'
N 65° 22' 24" W 183.95'
52.00
27.80

LOD
LIMIT OF CLEARING AND GRADING
EX. TREES ON LINE
EX. SMALL TREES
OVERHEAD WIRE
EX. DRIVEWAY
EX. STORM DRAIN ESMT. L. 10740 F. 904
30'

TELEGRAPH ROAD - ROUTE 611
(VARIABLE WIDTH)

PARCEL "A"
OPEN SPACE

LOT 7
LOT 6

EX. 30' TEMP. TURNAROUND EASEMENT
EX. 30' TEMP. TURNAROUND EASEMENT

TIDDLE WAY
(50' R/W)

PARCEL "A"
STORMWATER MANAGEMENT
STORM DRAINAGE EASEMENT
TO BE COUNTY MAINTAINED

8 CEDAR
36" CEDAR
12" CEDAR
OAK
OAKS
POPLAR
TREE

TREE COVER CALCULATION

1. Site Area = 73,520 sq. ft.
2. Minus number of buildable lots based on zoning = 5
3. Adjusted site area = 53,590 sq. ft.
4. Adjusted site area x 20% = 10,718 sq. ft.
5. Amount of tree cover required = 10,718 sq. ft.
6. Tree cover met through:
   a. Planted trees; show credit based on square footage credit found in Public Facilities Manual = 6,782 sq. ft.
   b. Preserved trees; credit based on square footage of the trees crown x 1.25 = 3936 sq. ft.
7. Tree cover provided; determined by number 6a or 6b or both = 10,718 sq. ft.

NOTE:

1. LANDSCAPING WITHIN OUTLOTS TO BE PROVIDED IF PERMITTED BY PUBLIC WORKS.
2. LANDSCAPING WITHIN LOTS TO BE PROVIDED IF PERMITTED BY D.P.M..
3. LANDSCAPING WITHIN STREET TO BE PROVIDED IF PERMITTED BY V.D.O.T..
4. ⊛ DRIP LINE TO REMAIN OVER STREET AND PAVEING.
5. ✳ DRIP LINE MAY BE PRUNE TO CONSTRUCT NEW HOME.

TREE PLANT SCHEDULE:

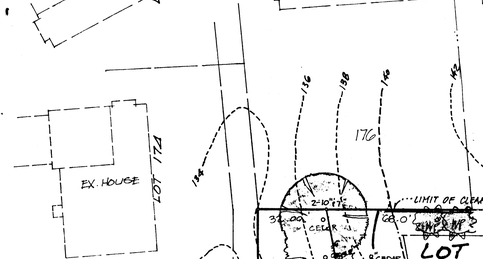
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	AREA
FA	5	FRAXINUS AMERICANA	WHITE ASH	3"	250
FG	5	FAGUS GRANDIFOLIA	AMERICAN BEECH	3"	250
WP	26	PINUS STROBUS	WHITE PINE	3"	250
DV	46	DOUGLAS VARIATUM		2½"	
RM	4	ACER RUBRUM	RED MAPLE	3"	260
					10,000

PRESERVED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	AREA
2		CEDER	16"&17"	314
1		CEDER	8"	35
3		CEDER	8"&10"	201
1		OAK	16"	201
2		CEDER	11"&12"	190
3		OAK	14"	615
1		OAK	35"	1924
1		WILLOW	12	452
				3936

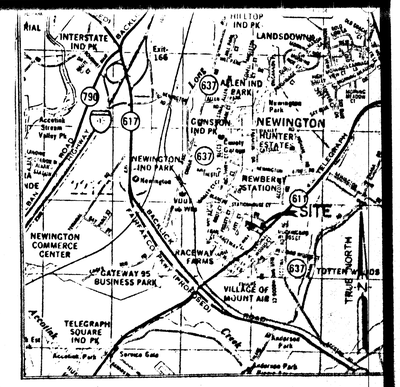
PLANT SCHEDULE

Symbol	Quantity	Botanical Name	Common Name	Size
FS	10	Forsythia Suspensa	Weeping Forsythia	2 ½'-3' bt.
RR	5	Rhododendron Roseum Elegans	Rhododendron	2 ½'-3' bt.
MS	10	Miscanthus Sinensis Grace.	Maiden Grass	1 gallon cont.

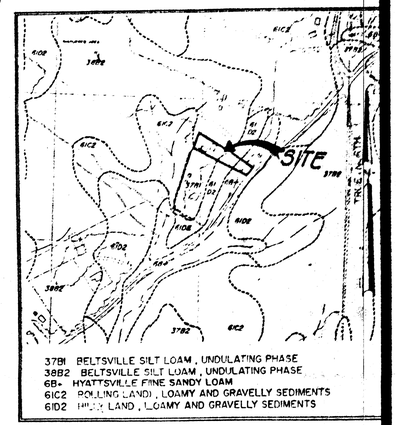


NOTE TOP OF FENCE TO BE LEVEL. STEP FENCE AT POSTS W/CAPS.

148' - 6' BOARD FENCE.
USE 2 COATS THOMPSON'S WOOD SEALER BOTH SIDES.



VICINITY MAP
SCALE : 1" = 2,000
NO. VA STREET MAP 32-J6
TAX MAP NO. 99-4



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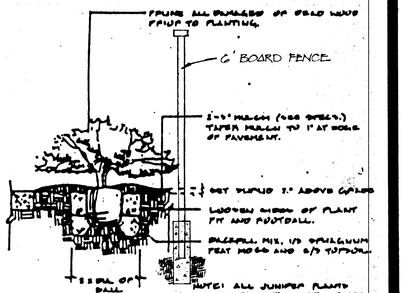
SOILS MAP
SCALE : 1" = 500'
FAIRFAX COUNTY SOILS MAP NO. 99-4

RZ 1997-MV-023
Application No. _____ Staff GODFREY
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROPPERS DATED D-6-98
Date of (BOS) (PC) approval D-13-98
Sheet 2 of 2



SHRUB PLANTING DETAIL
DECIDUOUS OR EVERGREEN — NO SCALE - SECTION

KEPHART & COMPANY
CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
548-5252
301-868-9688
9112 SPRING ACRES ROAD, CLINTON, MARYLAND 20735

STATE OF MARYLAND — JOHN A. KEPHART — No. 10105 — REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING AND PROPOSED LANDSCAPING PLAN, RACEWAY FARMS - SECTION SIX

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CLIENT : WILLIAM NELSON

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

DATE	FEB. 27, 1998
SCALE	1" = 25'
DESIGNED BY	JAK
DRAWN BY	AMH
CHECKED BY	JAK
Revise. Rev. County	5-5-98
REVISED TO 5 LOTS	6-18-98
REVISED	9-24-98
K&C REVISIONS	DATE
TAX MAP	K&C FILE NO 96-021

SHEET 2 OF 2